

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): De Kalb County State: GA

PJ's Total HOME Allocation Received: \$38,537,717 PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State:	10		
Program Progress:							
% of Funds Committed	92.63 %	92.19 %	5	90.66 %	71		70
% of Funds Disbursed	85.32 %	81.07 %	5	81.06 %	65		62
Leveraging Ratio for Rental Activities	5.25	3.74	1	4.62	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	75.65 %	1	81.27 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	73.27 %	54.80 %	3	68.23 %	52		50
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.23 %	66.35 %	7	79.86 %	16		18
% of 0-30% AMI Renters to All Renters***	20.79 %	32.31 %	9	44.82 %	9		12
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.04 %	91.05 %	5	94.65 %	44		43
Overall Ranking:			In State:	4 / 10	Nationally:	49	52
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$21,691	\$12,854		\$25,419	611	Units	45.30 %
Homebuyer Unit	\$22,481	\$17,018		\$14,530	243	Units	18.00 %
Homeowner-Rehab Unit	\$30,551	\$27,871		\$20,251	487	Units	36.10 %
TBRA Unit	\$30,646	\$1,533		\$3,156	8	Units	0.60 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): De Kalb County GA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,584	\$113,931	\$30,551
State:*	\$50,333	\$64,652	\$28,760
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.9

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	2.7	1.7	2.5	0.0
Black/African American:	88.1	95.5	97.1	100.0
Asian:	0.3	0.8	0.2	0.0
American Indian/Alaska Native:	0.0	0.4	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.8	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	7.5	0.0	0.0	0.0

ETHNICITY:

Hispanic	1.3	0.8	0.2	0.0
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HOUSEHOLD SIZE:

1 Person:	46.6	25.2	47.6	25.0
2 Persons:	30.6	25.6	29.2	25.0
3 Persons:	13.2	21.9	12.3	50.0
4 Persons:	6.5	14.0	4.1	0.0
5 Persons:	2.5	9.1	2.9	0.0
6 Persons:	0.7	2.5	3.1	0.0
7 Persons:	0.0	1.7	0.2	0.0
8 or more Persons:	0.0	0.0	0.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	47.7	26.9	23.8	100.0
Elderly:	7.2	2.9	60.2	0.0
Related/Single Parent:	27.7	55.0	9.2	0.0
Related/Two Parent:	10.2	12.4	1.6	0.0
Other:	7.2	2.9	5.1	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	5.2	0.0 [#]
HOME TBRA:	2.2	
Other:	20.2	
No Assistance:	72.5	

of Section 504 Compliant Units / Completed Units Since 2001 88

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): De Kalb County

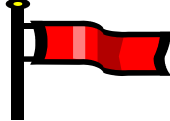
State: GA

Group Rank: 49
(Percentile)

State Rank: 4 / 10 PJs

Overall Rank: 52
(Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	73.27	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.23	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	98.04	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	1.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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